



98 West Street, Fareham, PO16 0EP

Retail Investment Property Available

Summary

Tenure	For Sale
Available Size	1,393 sq ft / 129.41 sq m
Price	Offers in the region of £170,000
Rateable Value	£12,000
EPC Rating	D (80)

Key Points

- Centrally Located Unit
- Modern Shop Front
- Close to Pedestrian Zone
- Investment



Regulated by

RICS
hi-m.co.uk

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The property is a mid terrace building, with the freehold comprising of the ground floor lock-up shop. The building has rear pedestrian and vehicle access. The property is currently rented with office use and fit out.

Above is a 2 bedroom maisonette to the front along with a rear garage and store above, sold off on a long-leasehold.

Location

The property is situated on the western side of the pedestrian precinct in central Fareham, close to the bus depot and approximately a mile from Fareham mainline station. The property offers convenient access to junction 11 of the M27 motorway with access to Portsmouth and Southampton.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	886	82.31
Ground - Rear Office / Store	227	21.09
Ground - Garage	280	26.01
Total	1,393	129.41

Terms

The Freehold of the entire building is available at the guide price of £170,000.

The property is currently let to Whitehead-Ross Education and Consulting Ltd on a 5 year lease (from 16th June 2023), where the rent is £12,000 pa, with no break or rent review.

The freehold is subject to a ground rent from the long-leasehold of £200 pa.

Rateable Value

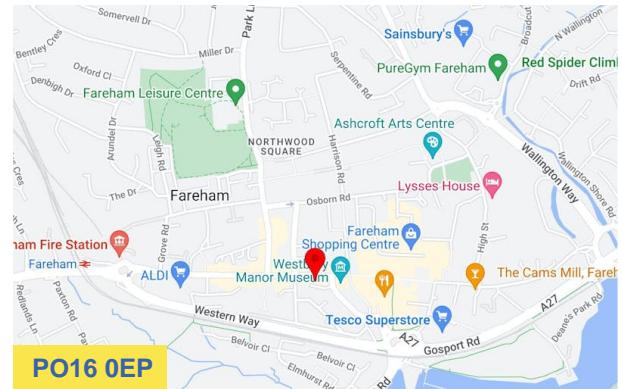
Rateable Value £12,000 (source: VOA)

You are advised to make your own enquiries in this regard to the local authority.

Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction

VAT - it is understood that VAT is not applicable.



Viewing & Further Information

James West

02392 377800 | 07415438230

James@hi-m.co.uk

More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out in general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 20/11/2025



